

On December 9, 2015, the City Commission approved, at First Reading, revisions to the Single Family Home Development Regulations. Second Reading of the proposed ordinance is scheduled for January 13, 2016. The following is a summary of the current code requirements and proposed modifications:

Lot Coverage (Building Footprint) for a Two Story Home

Current Code:

- Maximum Lot Coverage is 30% for ALL lots
- Internal courtyards, which are open to the sky, but which are substantially enclosed by the structure on three or more sides are included in the lot coverage calculation
- Outdoor covered areas, such as, but not limited to, loggias, covered patios, pergolas, etc., that are open on at least two sides, and not covered by an enclosed floor above are not included in the lot coverage calculation

Proposed Ordinance:

- Maximum Lot Coverage is reduced to 25% for lots greater than 6,000 square feet in size; for lots less than 6,000 square feet the Maximum Lot Coverage remains at 30%.
- Any portion of the property open to the sky is not included in the lot coverage with the exception of courtyards that are enclosed on four sides, which are counted in the lot coverage.
- All outdoor covered areas are included in the lot coverage calculations, with the exception of roof overhangs and eyebrows that do not project more than 6 feet from an exterior wall.

Lot Coverage (Building Footprint) for a One Story Home

Current Code:

- Maximum Lot Coverage is 50% for ALL lots
- The maximum roof height shall not exceed 18 feet for a flat roofed structure and 21 feet for a sloped roof structure
- For five percent of the lot coverage, the height may be increased up to 24 feet for a single flat roof structure or 27 feet for a single sloped roof structure. The length of any wall associated with this higher height cannot exceed 25 feet.

Proposed Ordinance:

- Maximum Lot Coverage remains at 50% for ALL lots
- The maximum roof height is lowered to 15 feet for a flat roofed structure and 18 feet for a sloped roof structure.
- The allowance for a portion of the house to be constructed as a two-story home while retaining the higher lot coverage allowance for a single story home has been eliminated.

Unit Size (Overall Size of a Home)

Current Code:

- Maximum Unit Size is 50% for ALL lots
- The portion of covered terraces, breezeways, and open porches exceeding a projection of 10 feet from an exterior wall are included in the unit size.
- The portions of covered unenclosed balconies exceeding a projection of six feet from an exterior wall are included in the unit size.
- For two story homes with an overall lot coverage of 25 percent or greater, the physical volume of the second floor shall not exceed 70 percent of the first floor of the main home, inclusive of any enclosed parking structure.

Proposed Ordinance:

- Maximum Unit Size is reduced to 45% for lots greater than 6,000 square feet in size; for one-story homes and lots less than 6,000 square feet the Maximum Unit Size remains at 50%.
- Covered terraces, breezeways, and open porches are no longer included in the unit size, regardless of depth (however they are now included in lot coverage as noted above).
- Balconies are no longer included in unit size regardless of depth (however they are now included in lot coverage as noted above).
- The requirement that the second floor not exceed 70% of the first floor has been removed.

Front Setbacks**Current Code:**

- One-story homes have a minimum 20 foot front yard setback.
- At least 50% of the width of the second floor of a two-story home shall have a minimum 30 foot front yard setback. The HPB or DRB may approve a waiver to this requirement.
- At least 35 percent of the required front yard area shall be sodded or landscaped pervious open space.

Proposed Ordinance:

- One-story homes continue to have a minimum 20 foot front yard setback.
- The entire portion of a two-story home shall have a minimum 30 foot front yard setback and the DRB / HPB waiver ability has been removed.
- At least 50 percent of the required front yard area shall be sodded or landscaped pervious open space.

Side Setbacks**Current Code:**

- The sum of the side yards shall be at least 25% of the lot width.
- For lots less than 75 feet in width the minimum interior side setback is 7.5 feet.
- For lots greater than 75 feet in width the minimum interior side setback is 10% of the lot width.
- At least 35 percent of the required side yard facing a street shall be sodded or landscaped pervious open space.

Proposed Ordinance:

- The sum of the side yard requirement remains the same (25% of the lot width).
- For lots less than 60 feet in width the minimum interior side setback is 7.5 feet.
- For lots greater than 60 feet in width the minimum interior side setback is 10 percent of the lot width or 10 feet, whichever is greater.
- At least 50 percent of the required side yard facing a street shall be sodded or landscaped pervious open space.

Roof Decks

The proposal clarifies that swimming pools, spas, whirlpools, hot tubs and other water features are included in the maximum 25% roof deck area.

Two Story Side Elevation Open Space Requirement

The method in which the two-story side elevation open space requirement is measured has been simplified. The minimum required square footage remains the same.

New Home Case Study

The following is an example of how the proposed ordinance would affect a new 2-story home on a 10,000 square foot lot with 75 feet of frontage, including a summary table and an illustration:

Current Code:

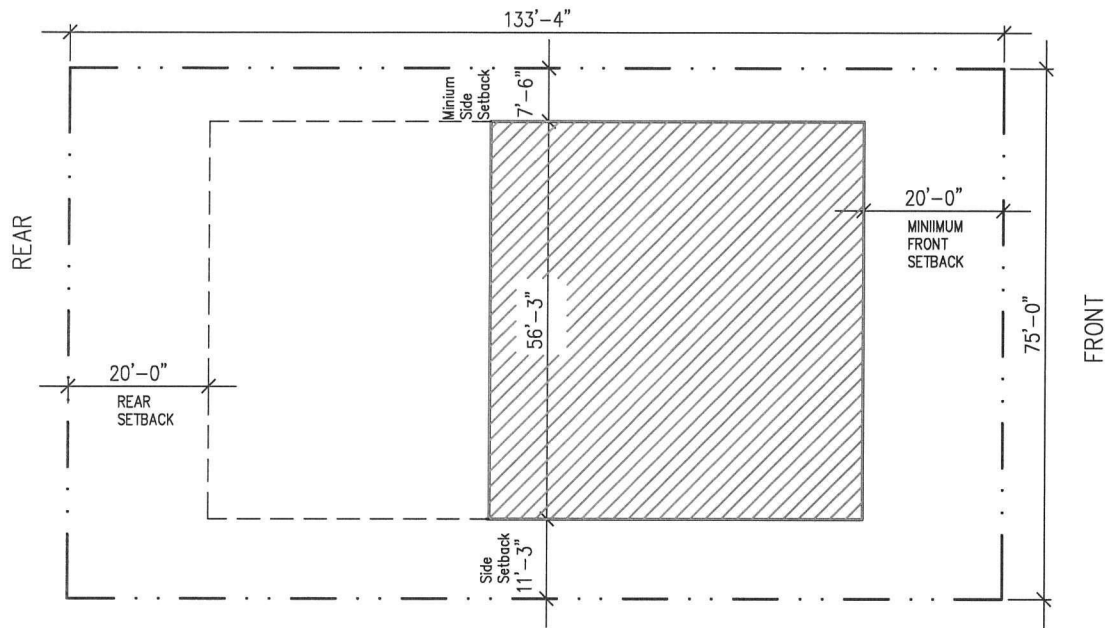
- Maximum Lot Coverage is 3,000 square feet;
- Maximum Unit Size is 5,000 square feet;
- If the overall lot coverage exceeds 2,500 square feet, the physical volume of the second floor cannot exceed 70 percent of the first floor of the main home, inclusive of any enclosed parking structure (unless waived by the DRB);
- The minimum front setback is 20 feet for the first floor and 30 feet for a minimum of ½ of the second floor (unless waived by the DRB);
- Minimum interior side setback is 7 feet – 6 inches (7'-6").

Proposed Ordinance:

- Maximum Lot Coverage is reduced to 2,500 square feet;
- Maximum Unit Size is reduced to 4,500 square feet;
- The requirement that the second floor shall not exceed 70% of the first floor has been removed;
- The minimum front setback is 30 for the entire home (no waiver by the DRB);
- Minimum interior side setback is 10 feet (10').

Summary Table for Case Study

	Current Code	Proposed Ordinance
Maximum Lot Coverage	3000 SF (30%)	2500 SF (25%)
Maximum Unit Size	5000 SF (50%)	4500 SF (45%)
Minimum Front Setback	20 feet	30 feet
Minimum Interior Side Setback	7 feet 6 inches	10 feet



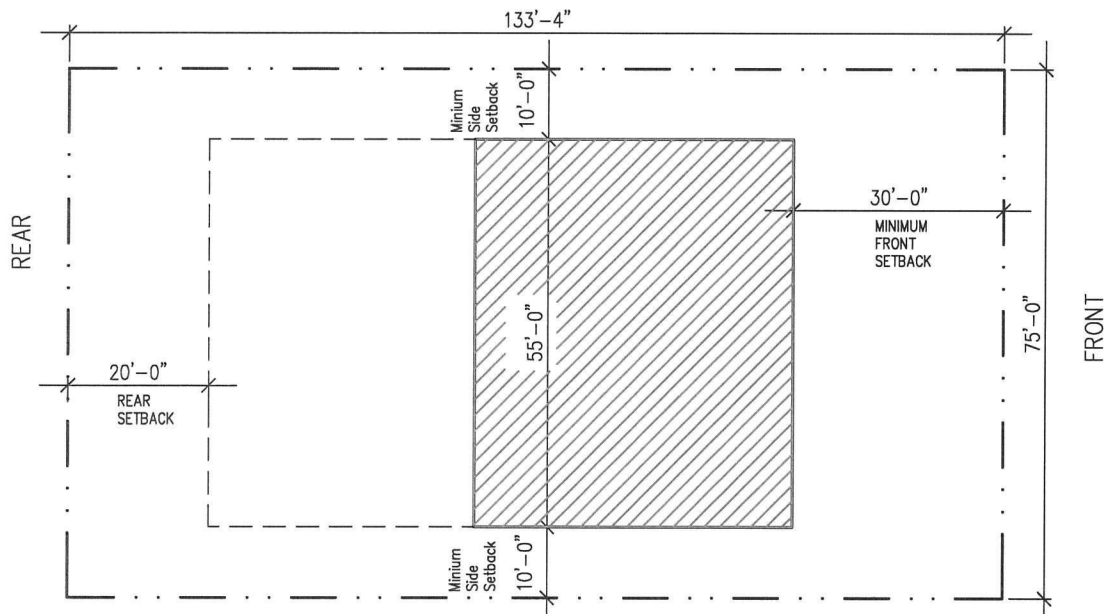
LOT : 75' x 150' = 10,000 SF

MAX LOT COVERAGE (30%) = 3,000 SF



MAX UNIT SIZE (50%) = 5,000 SF

EXISTING REQUIREMENTS



LOT : 75' x 150' = 10,000 SF

MAX LOT COVERAGE (25%) = 2,500 SF



MAX UNIT SIZE (45%) = 4,500 SF

PROPOSED REQUIREMENTS

MIAMI BEACH

Planning Department

Single Family Home Case Study Illustration

Lot Coverage - Unit Size - Setbacks

Existing and Proposed Lot Coverage, Unit Size, and setback requirements for a 2-story home on a typical 75 foot wide lot